



hunter
french

Westfield House, Wickwar Road, Kingswood, Wotton-under-Edge, GL12 8RF

A beautifully presented four-bedroom detached family home accompanied by generous off-street parking and an established, level enclosed rear garden. Offered to the market with no onward chain.

Westfield House sits on the south-western side of the ever-popular Kingswood village with a delightful outlook across open fields towards Hawkesbury Upton and the Cotswold escarpment. The property is understood to have been built in the 1980's and offers very well-proportioned rooms set across two floors reaching approximately 1687sq.ft. The property offers fantastic versatility and scope for the next owners to make it their own. A great added benefit is the generous front garden with parking for numerous vehicles.

The accommodation is commenced via an open porch before naturally flowing through the main front door into the impressive entrance hallway. The hall has engineered oak floorboards and stairs rising to the first floor with useful understairs storage, as well as doors to the two reception rooms and the kitchen. To the left-hand side of the hallway is the sitting room which runs the length of the house. This space is filled with natural light due to the dual aspect of a bay window to the front and patio doors to the rear, plus there is a feature fireplace with a tiled surround which sits centrally within the room. The current owners use this space for both sitting and a dining area. Across the hallway the second reception room is really versatile in its use and would make a natural dining space, or a second sitting area as the current owners do. The kitchen/breakfast room sits to the rear of the property and comprises generous space for both the kitchen and a breakfast table and chairs. There is a generous range of fitted wall and base cabinets, and integrated appliances comprise an oven with electric hob and extractor above, dishwasher and fridge/freezer. Beside the kitchen is a spacious utility room with further fitted units and a sink and drainer, plus space and plumbing for a washing machine and tumble dryer. There is also a separate downstairs W.C. A door from the utility room opens onto the side of the house providing access to the rear garden and driveway.

Returning back to the hallway the staircase rises to a central landing that has doors to all four bedrooms, the family bathroom and a separate W.C. The master suite runs the length of one side of the houses and benefits from a generous amount of built-in wardrobes and an en-suite shower room. There are two further well-proportioned double bedrooms, one of which also has built in wardrobes, and the fourth bedroom is single in size and currently used as a study. The family bathroom comprises a white suite with a shower over the bath, wash hand basin and WC.

Externally, the front garden is bordered by a stone wall and there is vehicular access onto the driveway ahead of the house. The rear garden is found beyond this and is laid to a level lawn with herbaceous borders and specimen trees.



The rear garden is enclosed by a mixture of post and rail fencing and beech hedges to two sides and a panel fence down one side. A patio terrace is situated just off the sitting room and makes an ideal spot to enjoy the sunshine during the warmer months. There is pedestrian access to both sides of the house.

We are advised the property is connected to all mains services, gas, electricity, water and drainage. Council tax band F (Stroud District Council). The property is freehold.

EPC – D (68).

Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is within walking distance. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.

Guide Price £685,000



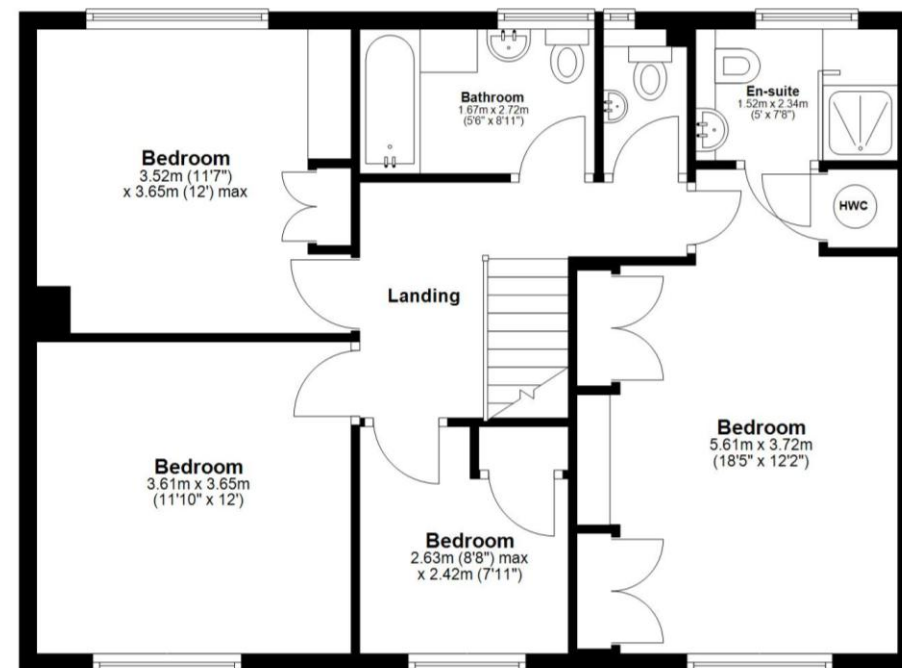
Ground Floor

Approx. 84.6 sq. metres (910.3 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.3 sq. feet)



Total area: approx. 156.8 sq. metres (1687.5 sq. feet)